

Prepared by and return to:

H. John Feldman, Esq.
Bowen | Schroth
600 Jennings Avenue
Eustis, Florida 32726
Parcel Identification Number: 33-39-10-00003-0002-00002.0

This document was prepared using information furnished by Grantor. No title examination was requested or made in connection with the preparation of this instrument. The party preparing this instrument assumes no liability for the state of title or accuracy of the legal description contained herein.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED (the "Deed") is made this 6 day of November, 2018,

BY **LINDA G. CARMINE**, a single person ("Grantor"), whose address is 8270 Bridgeport Bay Circle, Mt. Dora, FL 32757,

TO **LINDA G. CARMINE** ("Life Tenant"), whose address is 8270 Bridgeport Bay Circle, Mt. Dora, FL 32757, for a life estate, without any liability for waste, and with full power and authority in Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, and the remainder, subject to divestment,

TO **LINDA G. CARMINE**, as Trustee of the **LINDA G. CARMINE FAMILY TRUST** dated November 6, 2018 ("Remainderman"), whose address 8270 Bridgeport Bay Circle, Mt. Dora, FL 32757.

[The terms "Grantor" and "Life Tenant" as used herein shall include the parties to this instrument and their respective and collective heirs, legal representatives and assigns. The singular and plural of the terms "Life Tenant" and "Remainderman" shall be used as the context so requires. The terms "Life Tenant" and "Remainderman" as used herein are collectively referred to as "Grantee".]

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00 USD) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby remise, release and quit claim unto Grantee all the right, title, interest, claim, and demand which Grantor has in and to that certain lot, piece, or parcel of land situate, lying, and being in **INDIAN RIVER** County, Florida more particularly described as follows:

The South 25 feet of Lot 2 and all of Lot 3, Block 2, PINE TERRACE, according to the Plat thereof, recorded in Plat Book 1, page 9, Public Records of Indian River County, Florida.

Subject to real property taxes for 2017 and subsequent year and further subject to easements, restrictions, reservations, and mortgages of record, if any; provided, however, that this reference shall not serve to reimpose any void or lapsed easements, restrictions, reservations, or mortgages.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, for the use, benefit, profit, and behalf of Grantee.

The remainder interest created herein shall be automatically divested in the event Life Tenant

executes a subsequent deed, or other instrument that operates as a conveyance, concerning any interest in the real property described herein and said deed or other instrument is recorded in the Official Records of INDIAN RIVER County, Florida.

This is a conveyance to a trustee not pursuant to a sale. Pursuant to Section 689.073, Florida Statutes, this instrument confers on said trustee full power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the land described herein or any part of it. No person dealing with said trustee shall be obligated to inquire (1) as to the identification or status of any named or unnamed trust beneficiary or their heirs or assigns, (2) as to or ascertain the authority of said trustee to act within and exercise the powers granted under the recorded trust agreement, (3) as to the adequacy or disposition of any consideration paid or delivered to said trustee, or (4) as to the provisions of any unrecorded trust agreement.

Grantor warrants that at the time of this conveyance, the property described herein is not Grantor's homestead within the meaning set forth in the Florida Constitution, nor is it contiguous to or a part of Grantor's homestead property. Grantor's residence and homestead is located at 8270 Bridgeport Bay Circle, Mt. Dora, FL 32757.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

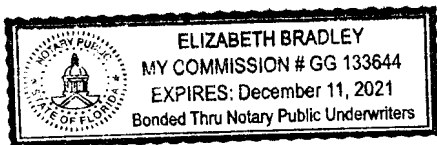
Charlene Dahlberg
Print name: Charlene Dahlberg

Linda G. Carmine
LINDA G. CARMINE

Elizabeth Bradley
Print name: Elizabeth Bradley
As to grantor

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 6 day of November, 2018 by LINDA G. CARMINE, who is personally known to me or who produced _____ as identification and who did not take an oath.



Elizabeth Bradley
Notary Public

Printed Name of Notary
My Commission Expires: